

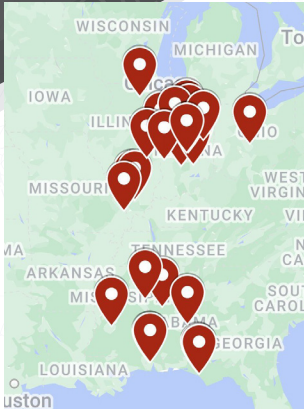


SCS CONSTRUCTION SERVICES INC.

*173 East Broadway Street | Suite 100
Greenwood, IN 46143*

317.882.0100 | SCSconstruction.net

GENERAL CONTRACTING + CONSTRUCTION MANAGERS



Planet Fitness • Ingredion • Indiana Wesleyan University • Indiana University
Town of Brownsburg • North Wayne Elementary School • Ben Davis High
School • Messiah Lutheran Church • Beech Grove Middle School • IUPUI
Beech Grove High School • Keystone at the Crossing • Bunker Hill Elementary



SCSconstruction.net/portfolio



"On behalf of myself, Atlantic Capital, and Planet Fitness I would like to take this opportunity to thank you personally, as well as the members of your team, for your incontrovertible commitment in our growth over the past 5 years. The SCS Staff has continually provided competitive pricing, high quality with attention to detail, and importantly, a timely delivery. It is my great pleasure to provide SCS Construction Services with an unquestionable gold star reference. We are looking forward to many more years of growth in our partnership."

Mike Campagnolo
Planet Fitness Franchisee

Honesty, Integrity & Commitment.
Every Customer, Every Time.



Fishers Junior High • Lebanon High School • Chapelwood Elementary • Rhoads Elementary • Beech Grove South Grove Media Center • Sanders Elementary
ALOFT Motel • Camp Atterbury • Crawfordsville Armory • Lebanon Public Library
Hamilton Heights Student Center • Clarion West



"I have been working with SCS for a couple years now and have completed several office renovation projects with them as the General Contractor. They have displayed exceptional planning and execution of each project with detailed reports and tracking to ensure the project success. Their project teams are very experienced and take personal ownership of the projects to see them through to the end. I would recommend them for any interior renovation project work."

Jeff Humphreys
Vice President, Jones Lang LaSalle

Honesty, Integrity & Commitment.
Every Customer, Every Time.

A LETTER FROM OUR PRESIDENT



Thank you for your interest in SCS Construction Services. Whether you need a door installed or you are constructing a new building, SCS is ready and willing to assist you. We invite you to visit us online or stop by and meet us in person at our Greenwood office suites.

Since our company was founded in 2005, our mission has been to inspire excellence through superior design, innovation and production for the safety and satisfaction of our team and the customers we serve. We are true partners with our clients and design teams. We also align ourselves with the most qualified and competitive subcontractors and treat them as part of our team.

SCS Construction is a full-service contracting firm offering a wide range of delivery methods, including Construction Management (Agency and At-Risk), Design/Build and General Contracting.

As General Contractors, we self-perform several aspects of the work, including selective demolition, concrete, carpentry, drywall, acoustical ceilings and specialty work. Our latest addition to our self-performance portfolio is a concrete maintenance division that focuses on assisting owners and property maintenance companies with their exterior maintenance needs.

As we have experienced tremendous growth over the past few years, I am excited about the future of our company and the opportunities that lie ahead. If you are in need of construction services, please consider SCS Construction Services.

A handwritten signature in dark ink that reads "Scott Kennell". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

SCOTT KENNEL

President | SCS Construction Services, Inc.

Honesty, Integrity & Commitment.
Every Customer, Every Time.

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Our mission is to inspire excellence through superior detailed design, innovation and production for the safety and satisfaction of our team and the customers we serve.

OUR STORY

SCS Construction was founded in 2005 by Scott Kennell while serving as the owners rep and construction manager for the \$85M Decatur High School project. SCS soon grew into a full service commercial construction company specializing in general contracting, design-build services and construction management. In recent years, SCS has expanded into concrete and maintenance services providing the ability to meet the needs of our customers regardless of company size.

The SCS management team has over 200 years of combined experience with hundreds of successful completed projects for commercial, health care, industrial, institutional and retail clients. Notable projects include Indiana University, Eskenazi Health, IU Health Center, Planet Fitness and Ingredion.

Our institutional K-12 clients include Maconaquah School Corporation, Eastern Pulaski School Corporation, MSD Decatur Township, MSD Wayne Township, MSD Warren Township, Brownsburg School Corporation and Beech Grove Community Schools.



Honesty, Integrity & Commitment.
Every Customer, Every Time.

OUR MISSION

Honesty, integrity and commitment to owner satisfaction are our top priorities. We strive to present each and every owner with a quality product, completed on time and within budget.

SCS Construction Services, Inc. mobilizes project teams to successfully compete in today's ever-changing construction environment. We provide outstanding service for our clients through a combination of superior planning, hard work, attention to detail, persistence, problem-solving and sincere interest in building structures that meet the needs of our clients and enhance the communities we serve.

17

YEARS ON THE JOB

23

HARDHATS WORN

16

STATE LICENSES

460

PROJECTS &
COUNTING!

500

YARDS OF CONCRETE
POURED ANNUALLY



"I have and will continue to recommend SCS Construction, specifically Taylor Kennell and Rick Kersey, for any construction project, as I have yet to find a more diligent and caring contractor to both the client and ownership. They have proven to be flexible, attentive, and diligent in their work on a daily basis."

Chris Cafouras

Chief Engineer, M&J Wilkow

TEAM

"Scott Kennell and [SCS] have more than met our expectations. I recommend them to you without any reservations and with confidence that they will continue to serve with the same caliber of excellence they have shown us."

Donald Stinson

Superintendent, MSD Decatur Township Schools

OUR TEAM

SCS Construction Services, Inc. mobilizes project teams to successfully compete in today's ever-changing construction environment.



EXECUTIVE MANAGEMENT TEAM



SCOTT KENNEL
President

Scott Kennell has over 40 years of experience in the construction industry. SCS began operations in 2005. Prior to SCS, Scott spent nearly 20 years with the 8th largest general contractor in the United States working on notable projects such as Ritz Carlton Hotel—Aspen, Denver International Airport and the reconstruction of Mount Rushmore guest services. After moving back to Indiana, he spent four years with a local general contractor. With his experience, hard work, determination to succeed, and the help of outstanding employees, Scott has successfully built this company from the ground up.

Honesty, Integrity & Commitment. Every Customer, Every Time.

"High quality general contractors are defined by their problem-solving skills, their ability to be efficient and resourceful, their ability to get work done by established and agreed upon timelines, and delivering the expected outcome by employing highly skilled subcontractors. Our team has found all these important aspects with Taylor Kennell and the SCS Construction Services team."

Patrick D. Moyers

Sr. Property Manager, Parkwood Crossing



TAYLOR KENNEL
Vice President

Taylor began his career with SCS Construction in 2016 after working as an account executive in the risk management industry. He graduated from Eastern Kentucky University in 2014 with a BBA in Risk Management & Insurance.

Taylor's experience has been a fast track program including construction administration, field supervision, estimating and project management experience. Over the past 3 years managed many tenant improvement & renovation projects including concrete and institutional type as a superintendent, project engineer & project manager.

On daily basis he's heavily involved in business development and marketing. In 2022, he was promoted to Vice President.



DALE BURTNER
*Controller &
HR Manager*

Dale Burtner has over 29 years of experience in the accounting and finance industry. Dale started his career as a full charge bookkeeper and through hard work and determination held the position of US Manager of Finance and Administration for eleven years and US Board of Director for 10 years of a 47 statewide company. Dale has been instrumental in the training and development of many employees in many fields, including accounting, finance, information technology, procurement, payroll, human resources, system managements, inventory, and contract administration. Dale has a passion leading small to medium companies through the growth challenges to become larger and more profitable companies.

OUR TEAM *(continued)*



MENDEL SMITH
*Operations
Manager*

Mendel Smith has over 35 years of experience in the construction industry. Mendel began as a laborer for an upstart company in Zionsville, IN. Through many years of company growth and success, Mendel advanced his own career, ending up as Vice President. With his work ethic and commitment, Mendel has contributed to the business development of every company that has had the honor of working with him. Since he has successfully worked nearly every construction management position, he has a deep knowledge of all aspects of the construction industry.



WES KENNEL
Project Engineer

Wes Kennell began his career with Kiewit – Mass Electric Construction Co. in 2018. He spent 3 years in Seattle as a project engineer building signaling and communication systems on a \$360 million expansion to the Northgate and Eastlink Light Rail Systems. He was also appointed the Project Environmental Coordinator position to ensure the company followed all EPA guidelines for material handling and waste. While in college at Purdue University, he completed three internships. He spent the summers of 2015 and 2016 as a project engineer intern and framer with SCS. In 2017, he interned with Mass Electric Construction Co. in Dallas gaining experience with their business development and estimating teams. In January of 2021, he returned to SCS as a project engineer handling multiple projects with a focus on streamlining company processes through Procore.

Honesty, Integrity & Commitment. Every Customer, Every Time.

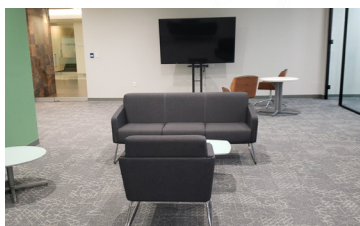
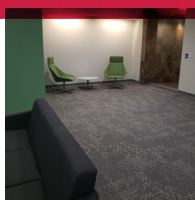
"I am writing to recommend Taylor Kennell and his company SCS Construction Services, Inc. for additional construction services with future prospective clients. I have had the pleasure of working directly with Taylor on several projects in the past and most recently Creative Bus located in Indianapolis, In. The scope of work for this project involves the reconstruction of an existing tenant space for the new tenant to occupy. SCS has illustrated their attention to detail, quality, and safety on several occasions. It is the policy of this company to strive for the highest safety standards. Taylor has met and exceeded our safety program.

Scheduling within the construction industry is typically an art form and Taylor has been able to effectively meet project schedule requirements. He and his crew have been able to quickly adapt to schedule changes to keep the schedule on time and aligned with the overall project schedule. In addition, SCS has been exceptionally accommodating when dealing with unforeseen conditions and potential change orders.

Please consider SCS for your construction service needs. I recommend them and look forward to working with them again."

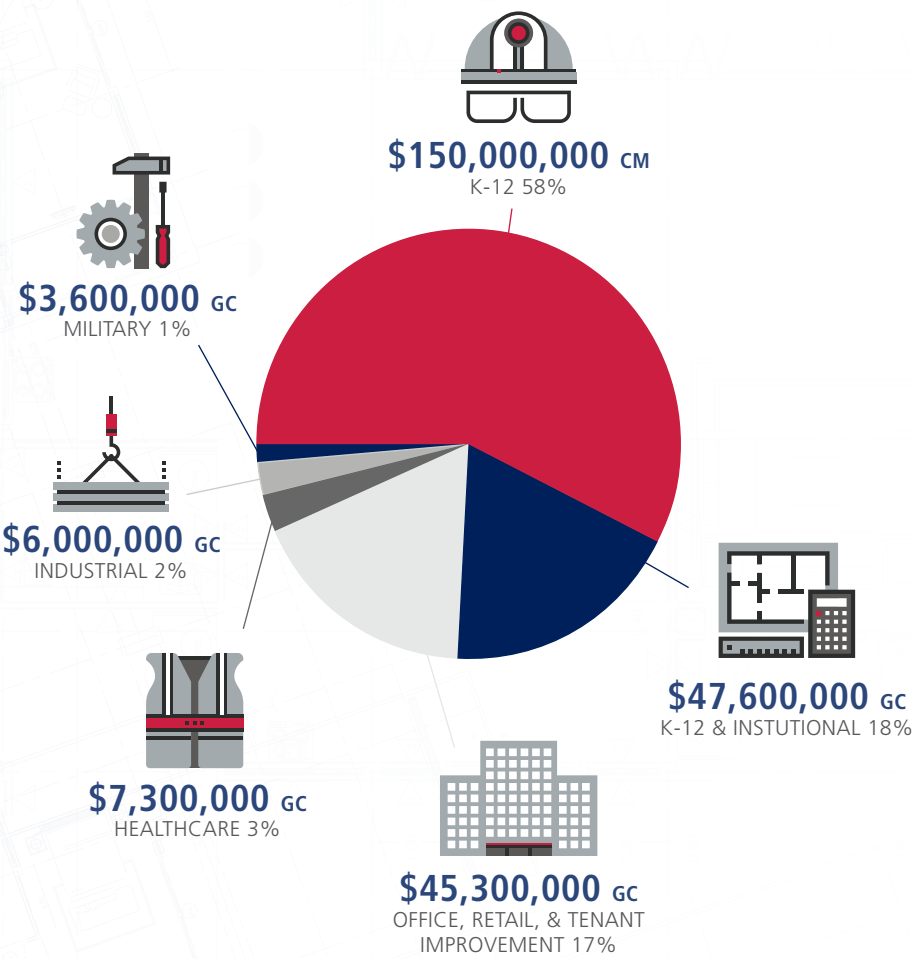
Kevin Passman

Commercial Service Manager, Miller Eads Company



COMPANY

OUR MARKETS



Honesty, Integrity & Commitment.
Every Customer, Every Time.



SAFETY RECORD

983 days without incident.

as of date of publication

OUR SAFETY

Safety is everyone's priority. SCS wants our employees leaving work the same way they entered.

SCS trains and certifies our staff with the appropriate credentials. Our Superintendents and Project Managers are all OSHA 30 hour certified. Our field staff are all OSHA 10 hour certified. One of the biggest indicators to project success is the implementation and reliability of comprehensive safety planning from day one.

Through research, analyses and daily practice, SCS's safety initiatives protect people and projects, positively impacting client return on investment, while mitigating risk; leaving everyone to enjoy the process and the progress. Working closely with regulatory and industry agencies that support and promote safety, SCS incorporates industry best practices. We are a member of the Coalition for Construction Safety (CCS). Additionally, we maintain and administer both a comprehensive safety program throughout the year and project site-specific programs.

Overall, our dedication to safety means our firm is more efficient at reducing risks, being profitable, and completing contracts on time.



OUR PROJECTS

Projects completed by SCS Construction vary in shape, size and purpose. A versatile construction business, our high level of proficiency spans an expansive variety of needs in the commercial construction industry. As professionals in general contracting, build-design, and project management, our team brings specialized experience and skills to every job. Whichever role we play in the construction of the project you have in mind, you can rely on SCS Construction to make your vision a reality.

INDUSTRIAL

The efficient use of space and durability of materials, along with robust infrastructure, sets industrial construction apart. SCS Construction is well versed at managing special engineering specifications during construction that require skills, knowledge, and the experience of seasoned professionals.

SCS Construction completed an Ingredion facility, successfully addressing all of the building challenges and regulations in the project.



INGREDION

Architect:

Arsee Engineers, Inc.

Owner:

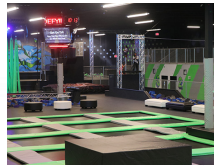
Ingredion

Honesty, Integrity & Commitment.
Every Customer, Every Time.

COMMERCIAL

From new, stand-alone building construction to additions, renovations, and remodels, no two commercial projects are the same. The industry and the organization's purpose, aesthetic, and culture impel not just the design, but the infrastructure and construction as well. Our skilled teams know, and comply with, the particular requirements, standards, and regulations of every job.

The SCS Construction team has completed projects for commercial clients including Defy Extreme Air Sports 8th Wonder Trampoline Park and Community State Bank.



DEFY EXTREME AIR SPORTS | 8TH WONDER TRAMPOLINE PARK

Architect:
Eric Jon Nelson

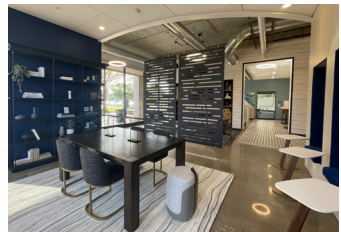
Owner:
The McClain Group



THRIVE AMMENITY CENTER

Architect:
Stada

Owner:
M&J Wilkow



K-12 SCHOOLS

The education of students today requires more flexibility and infrastructure than ever before. SCS Construction understands those needs and has successfully built facilities for students and administrations at every level to meet their unique and specialized requirements.

Our K-12 clients include Maconaquah School Corporation, Eastern Pulaski School Corporation, MSD Decatur Township, MSD Wayne Township, MSD Warren Township, Brownsburg School Corporation, and Beech Grove Community Schools.



DECATUR CENTRAL HIGH SCHOOL

Architect:
Schmidt and Associates

Owner:
MSD Decatur Township



GRASSY CREEK ELEMENTARY

Architect:
CSO

Owner:
MSD Warren Township



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Every Customer, Every Time.

HEALTHCARE

While being aesthetically pleasing, health care structures must be robust in infrastructure to accommodate the equipment and technology used in the field. In addition, materials used for interior finishes must be able to withstand heavy duty cleaning and disinfecting. From experience, SCS Construction teams are skilled at blending appearances with technical needs.

Our healthcare clients include Indiana University Health, Clarion Health Partner, Eskenazi Health & independent physician, dental and pediatric practices.



CARBON HEALTH

Architect:

Charles J. O'Brien III
with Pieper O'Brien
Herr Architects

Owner:

Carbon Health



CENTRAL INDIANA CANCER CENTER

Architect:

Studio 3 Design

Owner:

Indiana University
Health



INSTITUTIONAL

Institutions are examples of thriving and strong settings where people study, learn, create, and innovate. SCS Construction is committed to building structures that are well-constructed, durable, and long-lasting to house such dynamic activities.

One SCS Construction Institutional client is Indiana University. Projects range from instruction spaces, multi-disciplinary labs and halls, and multi-use workstations.



INDIANA UNIVERSITY SPEA

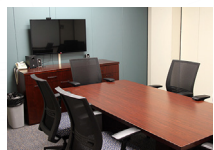
Architect:
Fanning Howey

Owner:
Indiana University

INDIANA UNIVERSITY PURDUE UNIVERSITY (IUPUI) ENGINEERING TECHNOLOGY

Architect:
DELV Design Studio,
LLC

Owner:
Indiana University



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RETAIL

First, second and third impressions count. Retail spaces must be sharp and inviting to attract and retain customers. SCS Construction undertakes specialized design in both the building structure as well as design elements. Our team works hand-in-hand with the client to ensure the end result reflects the branding and culture of the business or organization.

Retail projects successfully finished include Planet Fitness franchises and Happy Dog Hotel and Spa.



PLANET FITNESS

Architect:

Daniel K. Mullin,
Architects

Owner:

Planet Fitness
Holdings

HAPPY DOG HOTEL AND SPA

Architect:

Gary Nance Design

Owner:

BRE II





Concrete Services

Concrete is one of the most important materials used in the construction industry. It is strong, durable, versatile, and economical for both interior and exterior applications.

SCS Construction brings skill and experience to every project because the life of your concrete structure begins with the initial installation. Our proficiency in design and knowledge of the material extends to maintenance and repairs that extend that life, saving you time and expense. Dedicated to developing effective and economical construction solutions, SCS Construction can help you diagnose your concrete issues and needs and create a plan to solve them.



*Hamilton Heights Student Activity Center
Hamilton Heights School Corporation*

Applications

Floors

Sidewalks

Roads

Driveways

Steps and Stairs

ADA Ramps

Curbs

Walls

Flatwork

Footings

Slab on Grade

Parking Lots

Bollards

Loading Docks

Patios

Catch Basins

Drain Collars

Dumpster Pads



New Construction

As a building material, concrete is unparalleled in strength, durability, longevity, and resilience. Its fire resistance, sound insulating, and energy efficiency only broaden the benefits and appeal of using concrete in construction projects. Whether it is a new building or facility, or an added dumpster pad, curbs, and sidewalks, concrete is a material that is used continually for new construction, additions, and upgrades to your facility and property.

The initial installation of concrete is important. The grading of land, the methods used, such as the accurate leveling of floors, foundation, and footings is critical. SCS Construction professionals are skilled with years of experience and knowledge of the correct application and installation of concrete, which means you never have to question if the job is done right. When you are planning the construction of new drives, pads, curbing, ramps, or steps, you can count on SCS Construction to meet your needs, community codes, and provide exceptional results.



Camp Atterbury | US Government

"Extremely pleased with all aspects as it relates to the performance of work by the Contractor's workforce and their Subcontractors. The Contractor was customer friendly, coordinating well with AAFES, and completed the project in time to have the entire facility fully stocked and operational for our first major training exercise in FY 2021."

Mitchell L. Cox

Sr Project Manager, Atterbury-Muscatatuck Directorate of Public Works





Repairs

While concrete is one of the most durable, economical, and versatile materials in the construction industry, it will deteriorate over time. Without repair, the deterioration compromises the structural integrity of a building or structure as well as diminishes the appearance, and creates hazardous or unsafe conditions, all of which result in the need for replacement and higher costs for your business.

Common Causes of Concrete Deterioration

Routine Use: Ongoing human and vehicular traffic erodes concrete surfaces causing cracking, scaling, spalling, crumbling, and eventually, holes.

Water & Chemical Damage: Water damage occurs due to cleaning, damaged water lines or flooding that undermines the ground beneath a concrete structure for a loss of support, causing a collapse. Concrete exposed to certain acids, salts, alkalis, and deicers deteriorates due to chemical reactions, leading to concrete disintegration.

Freeze-thaw Cycles: Water typically expands about 9% when it freezes. Repeated cycles of expansion and contraction in concrete that is not air entrained eventually causes cracking, scaling, and crumbling.

Steel Corrosion: Steel rebar used for additional support in concrete can corrode. The rust created occupies a greater volume than the steel, causing stress to concrete, which leads to cracking, delamination, and spalling.

Postponing repairs can be costly. We work closely with our clients to diagnose conditions and develop solutions to repair concrete structures, extending durability and the need for complete replacement.



CONCRETE SERVICES



Lebanon High School
Lebanon Community School Corporation



Aloft Marriott Hotels
Downtown Indianapolis

Maintenance

Maintaining the integrity of your concrete structures not only improves appearance it also saves you money. Traffic and daily use erode the surfaces of concrete.

Unaddressed, the erosion reduces the life of the concrete and is a potential safety hazard. Parking lots, drives, dumpster pads, and sidewalks are especially prone due to the volume of users and the weight of cars, trucks, dumpsters, and other equipment. Patching and sealing prevent additional deterioration and reduces the potential for slips, falls, and vehicle damage.

Guarantee of Satisfaction

From pre-construction to project close and regular maintenance to repairs, SCS Construction is experienced in designing and providing full-service interior and exterior concrete structures and

services. Honesty, integrity, and commitment to client satisfaction are our top priorities. SCS Construction promises a quality product, completed on time, and within budget.

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"We want to make a difference
in people's lives by making
a difference in the
construction industry."

What can we build for you?



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